COUNTY OF SAN DIEGO PLANNING AND DEVELOPMENT SERVICES Maximum Allowable Residential Density PRO FORMA

RE	PORT PREPARED BY:		TITLE:	
SIG	SNATURE:		DATE:	
	OJECT DESCRIPTION: ust also submit plot plans & elevation	ons)		
I.	Project Location			
	APNs:			
	Address:			
II.	Site Size	Acres	-	Sf
III.	Product Types			
	1.	# of Units	_	Sf/Unit
	2.	# of Units	_	Sf/Unit
	3.	# of Units	_	Sf/Unit
	Totals / Averages	# of Units	_	Average sf/Uni
	Density	Units/Acre		
IV.	Gross Building Area			
	Residential Area	Sf of floor a	area _	# of stories
	Common Area	Sf of floor a	area	
	Total GBA	Sf of floor a	area	
٧.	Parking Spaces by Type			
	Surface Spaces	# of Spaces	s _	Total sf
	Attached Garages	# of Spaces	s _	Total sf
	Totals/Averages	# of Spaces	s _	Total sf
		Spaces/Un	it	

VI. Amenities



COUNTY OF SAN DIEGO PLANNING AND DEVELOPMENT SERVICES Maximum Allowable Residential Density PRO FORMA

ESTIMATED DEVELOPMENT COSTS

I.	Land Acquisition Costs						
	Purchase Price		Sf of Land	\$	/Sf	\$	
	Closing Costs		% Purchase Price				<u> </u>
	Total Land Acquisition Costs						\$
II.	Direct Construction Costs						
	Off-site Improvements		Allowance			\$	
	On-site Improvements	\$	/Sf of Land				
	Parking Costs	\$ \$ \$	/Space				
	Building Costs	\$	/Sf of GBA				
	Contractor Fees	*	% Construction Cost	S			
	Contingency Allowance		% Other Direct Costs				_
	Total Direct Construction Costs		/Sf of GBA	\$	/Sf of Land		\$
III.	Indirect Costs						
	Architecture, Engineering & Consulting		% Direct Costs			\$	
	Permits & Fees		/Sf of GBA	\$	/Sf of Land	Ψ	
	Taxes, Legal & Accounting		% Direct Costs	Ψ	701 01 24114		
	Insurance		# of Units	\$	/Unit		
	Residential Marketing	-	# of Units	\$ \$	/Unit		
	Developer Fee		% Sales Revenues	Ψ	/OIIII		
	•		% Other Indirect Cos	to			
	Contingency Allowance		Other mallect Cos	0.15			
	Total Indirect Costs						\$
IV.	Financing Costs						
	Interest During Construction	\$	Loan Amt		% Int. Rate	\$	
	Financing Fees	<u>\$</u> \$	Loan Amt		Points		
	Commissions / Closing / Warranties		# of Units	\$	/Unit		_
	Total Financing Costs						\$
٧.	Total Development Costs		# of Units	\$	/Unit		\$
DE	VELOPER PROFIT CALCULATION						
I.	Residential Sales Revenues						
	Product Type		# (11. %	•	/I. I. **	Φ.	
	1.		# of Units	\$	/Unit	\$	
	2.		# of Units	\$ \$	/Unit		
	3.		# of Units	\$	/Unit		
	Total Sales Revenues		# of Units				\$
	Average per Unit			\$	/Unit		
II.	Developer Profit						
	Total Sales Revenues					\$	
	(Less) Total Development Costs					(<u>)</u>
	Total Profit						\$
	Total Profit as a Percent of Total Sales	Revenue	S				%
			-				

PLEASE ATTACH A LIST OF ANY ASSUMPTIONS AND SOURCES OF ESTIMATED AMOUNTS.

DENSITY BONUS PROJECT Without Incentives

REPORT PREPARED BY:			TITLE:				
PR	NATURE:OJECT DESCRIPTION: ust also submit plot plans & elevations		DATE:_				
I.	Project Mix						
	Base Market Rate Units		_# of Units				
	Base Reserved Units		_# of Units				
	Bonus Units		# of Units				
	Total					_# of Units	
II.	Reserved Units						
	Very Low Income		# of Units				
	Low Income		# of Units				
	Moderate Income		# of Units				
	Senior		# of Units				
	Total					_# of Units	
		# of Market	# of Reserved		Sf of Product		
III.	Product Type	Rate Units	Units	Totals	Type	7	
	1.				1	1	
	2.				1	1	
	3.					1	
	Totals					1	
	Average Unit Size		Sf				
	Density		_Units/Acre				
IV.	Gross Building Area						
	Residential Area		Sf of floor area			_# of stories	
	Common Area		Sf of floor area				
	Total GBA		Sf of floor area				
٧.	Parking Spaces by Type						
	Surface Spaces		# of Spaces			_Total sf	
	Attached Garages		# of Spaces			_Total sf	
	Totals/Average		_# of Spaces			_Total sf	
			_Spaces/Unit				
VI.	<u>Amenities</u>						

DENSITY BONUS PROJECT Without Incentives

ESTIMATED DEVELOPMENT COSTS

I.	Total Land Acquisition Costs						\$
II.	Direct Construction Costs						
	Off-site Improvements		Allowance			\$	
	On-site Improvements	\$	/Sf of Land			-	
	Parking Costs	\$ \$ \$	/Space				
	Building Costs	\$	/Sf of GBA				
	Contractor Fees	<u>*</u>	% Construction Cos	sts			
	Contingency Allowance		% Other Direct Cost				
	- coming on a firm of the common						
	Total Direct Construction Costs		/Sf of GBA	\$	/Sf of Land		\$
III.	Indirect Costs						
	Architecture, Engineering & Consulting		<u>%</u> Direct Costs			\$	
	Permits & Fees		/Sf of GBA	\$	/Sf of Land		
	Taxes, Legal & Accounting		% Direct Costs				
	Insurance	'	# of Units	<u>\$</u> \$	/Unit		
	Residential Marketing		# of Units	\$	/Unit		
	Developer Fee		% Sales Revenues				
	Contingency Allowance		% Other Indirect Co	sts			
							Φ
	Total Indirect Costs						Φ
IV.	Financing Costs						
	Interest During Construction	\$	Loan Amt		% Int. Rate	\$	
	Financing Fees	\$	Loan Amt		Points		<u> </u>
	Commissions / Closing / Warranties		# of Units	\$	/Unit		
	Total Financing Costs						\$
٧.	Total Development Costs		# of Units	\$	/Unit		\$
DF	VELOPER PROFIT CALCULATION						
l.	Residential Sales Revenues						
٠.	Market Rate Units by Product Type						
	1.		# of Units	\$	/Unit	\$	
	2.		# of Units	\$	/Unit	Ψ	
	3.		# of Units	\$	/Unit		
	J.		# Of Office	Ψ	/OIII		
	Reserved Units by Product Type		W (11 %	•	/1.1. **	•	
	1.		# of Units	\$	/Unit	\$	
	2.		# of Units	\$	/Unit		
	3.		# of Units	\$	/Unit		
	Total Sales Revenues		# of Units	•	/1.1. **		\$
	Average per Unit			\$	/Unit		
II.	Developer Profit						
	Total Sales Revenues					\$	
	(Less) Total Development Costs					(<u>)</u>
	Total Profit						\$
	Total Profit as a Percent of Total Sales	Revenues	•				%
	Total I Tolli as a Felbelli Di Tulai Sales	We Actings	•				/0

PLEASE ATTACH A LIST OF ANY ASSUMPTIONS AND SOURCES OF ESTIMATED AMOUNTS.

COST JUSTIFICATION FOR EACH INCENTIVE REQUESTED WORKSHEET PAGE 1

PROJECT DESCRIPTION

Using Only First Incentive				Using Only Second Incentive				Using Only Third Incentive								
I.	Description of requeste	ed incentive and	d why it is nee	eded:		11					Ī	ı				
II.	1. Explain how this incent	ive results in i	dentifiable, fina	ancially suffic	cient and actual cost	2. reductions that contribut	e significantly	to the econom	nic feasibility	of the reserve	ed units:	3.				
	1.					2.					- 1	3.				
					Sf of			_		Sf of						Sf of
III.	Product Type	Market Rate Units	Reserved Units	Totals	Product Type	Product Type	Market Rate Units	Reserved Units	Totals	Product Type		Product Type	Market Rate Units	Reserved Units	Totals	Product Type
	1.					1.						1.				
	2.					2.						2.				
	3.					3.						3.				
	Totals					Totals						Totals				
	Average Unit Size		Sf			Average Unit Size		Sf				Average Unit Size		Sf		
	Density		Jnits/Acre			Density		Units/Acre				Density		Units/Acre		
IV.	Gross Building Area					Gross Building Area						Gross Building Area	<u>a</u>			
	Residential Area		Sf _		# of Stories	Residential Area		Sf		# of Stories		Residential Area		Sf _		# of Stories
	Common Area		Sf			Common Area		Sf				Common Area		Sf		
	Total GBA		Sf			Total GBA		Sf				Total GBA		Sf		
٧.	Parking Spaces by Type	<u>e</u>				Parking Spaces by T	<u>ype</u>					Parking Spaces by	Type			
	Surface Spaces		Spaces _		Total sf	Surface Spaces		Spaces		Total sf		Surface Spaces		Spaces		Total sf
	Attached Garages		Spaces _		Total sf	Attached Garages		Spaces		Total sf		Attached Garages		Spaces		Total sf
	Total		Spaces _		Total sf	Total		Spaces		Total sf		Total		Spaces		Total sf
			Spaces/Unit					Spaces/Unit						Spaces/Unit		
VI.	<u>Amenities</u>					<u>Amenities</u>					1	<u>Amenities</u>				

COST JUSTIFICATION FOR EACH INCENTIVE REQUESTED WORKSHEET PAGE 2

ESTIMATED DEVELOPMENT COSTS		
Using Only First Incentive	<u>Using Only Second Incentive</u>	<u>Using Only Third Incentive</u>
I. Total Land Acquisition Costs \$	Total Land Acquisition Costs \$	Total Land Acquisition Costs \$
II. <u>Direct Construction Costs</u>	Direct Construction Costs	Direct Construction Costs
Off-site Imp Allowance \$	Off-site Imp Allowance \$	Off-site Imp Allowance \$
On-site Imp/Sf Land	On-site Imp/Sf Land	On-site Imp/Sf Land
Parking Costs/Spaces	Parking Costs/Spaces	Parking Costs/Spaces
Building Costs/Sf GBA	Building Costs/Sf GBA	Building Costs/Sf GBA
Contractor Fees	Contractor Fees	Contractor Fees Construction Costs
Conting'y Allow % Other Direct Costs	Conting'y Allow Other Direct Costs	Conting'y Allow Other Direct Costs
Sf GBA _\$/Sf of Land	Sf GBA \$/Sf of Land	Sf GBA \$/Sf of Land
Total Direct Construction Costs \$	Total Direct Construction Costs \$	Total Direct Construction Costs \$
III. Indirect Costs	Indirect Costs	Indirect Costs
Arch, Eng & Cons Direct Costs	Arch, Eng & Cons Direct Costs	Arch, Eng & Cons Direct Costs
Permits & Fees/Sf GBA _\$/Sf	Permits & Fees/Sf GBA <u>\$</u> /Sf	Permits & Fees/Sf GBA_\$/Sf
Tax, Legal & Acc't Direct Costs	Tax, Legal & Acc't Direct Costs	Tax, Legal & Acc't Direct Costs
Insurance Units /Unit	InsuranceUnits/Unit	InsuranceUnits/Unit
MarketingUnits _\$/Unit	MarketingUnits _\$/Unit	MarketingUnits/Unit
Developer Fee Sales Revenues	Developer Fee Sales Revenues	Developer Fee Sales Revenues
Conting'y Allow Other Indirect Costs	Conting'y Allow Other Indirect Costs	Conting'y Allow Other Indirect Costs
Total Indirect Costs \$	Total Indirect Costs	Total Indirect Costs
IV. Financing Costs	Financing Costs	Financing Costs
Loan Interest \$ Amt % Int Rate \$	Loan Interest \$ Amt % Int Rate \$	Loan
Loan	Loan	Loan
Financing Fees \$ Amt Points	Financing Fees \$ Amt Points	Financing Fees \$ Amt Points
Comm, etc. Units \$ /Unit	Comm, etcUnits/Unit	Comm, etcUnits/Unit
Total Financing Costs \$	Total Financing Costs	Total Financing Costs \$
V. Total Development Costs Units \$ /Unit \$	Total Development Costs Units \$ /Unit \$	Total Development Costs Units \$ /Unit \$

COST JUSTIFICATION FOR EACH INCENTIVE REQUESTED WORKSHEET PAGE 3

DEVELOPER PROFIT CALCULATION					
<u>Using Only First Incentive</u>		Using Only Second Incentive		Using Only Third Incentive	!
I. Residential Sales Revenues		Residential Sales Revenues		Residential Sales Revenues	
Market Rate Units by Product Type		Market Rate Units by Product Type		Market Rate Units by Product Type	
1Units <u>\$</u> /Unit <u>\$</u>		1Units/Unit	\$	1Units <u>\$</u> /Unit	\$
2Units/Unit		2Units/Unit		2. Units \$/Unit	
3Units/Unit		3Units/Unit		3Units <u>\$</u> /Unit	
Reserved Units by Product Type		Reserved Units by Product Type		Reserved Units by Product Type	
1Units <u>\$</u> /Unit <u>\$</u>		1Units <u>\$</u> /Unit	\$	1Units <u>\$</u> /Unit	\$
2Units/Unit		2Units/Unit		2. Units \$_/Unit	
3Units <u>\$</u> /Unit		3Units/Unit		3Units <u>\$</u> /Unit	
Total Sales Revenues Units Average per Unit \$ /Unit		Total Sales Revenues Units Average per Unit \$/Unit	<u>\$</u>	Total Sales Revenues Units Average per Unit/Unit	\$
II. <u>Developer Profit</u>		<u>Developer Profit</u>		<u>Developer Profit</u>	
Total Sales Revenues \$		Total Sales Revenues	\$	Total Sales Revenues	\$
(Less) Total Development Costs (<u>)</u>	(Less) Total Development Costs	()	(Less) Total Development Costs	()
Total Profit	\$	Total Profit	<u>\$</u>	Total Profit	\$
Total Profit as a Percent of Total Sales Revenues	<u> </u>	Total Profit as a Percent of Total Sales Revenues	%	Total Profit as a Percent of Total Sales Revenues	%

PLEASE LIST ANY ASSUMPTIONS OR SOURCES OF ESTIMATED AMOUNTS:

REPORT PREPARED BY:	TITLE:
SIGNATURE:	DATE:

DENSITY BONUS PROPOSED PROJECT With All Requested Incentives (See attached Worksheets)

REP	ORT PREPARED BY:		TITLE:					
SIGI	NATURE:	D	ATE:					
	DJECT DESCRIPTION: st also submit plot plans & elevatio							
(IVIU	st also submit plot plans & elevatio	113)						
I.	Project Mix							
	Base Market Rate Units		# of Units					
	Base Reserved Units		# of Units					
	Bonus Units		_# of Units					
	Total					_# of Units		
II.	Reserved Units							
	Very Low Income		# of Units					
	Low Income		# of Units					
	Moderate Income		# of Units					
	Senior		# of Units					
	Total					# of Units		
		# of Market	# of Reserved		Sf of Product			
IV.	Product Type	Rate Units	Units	Totals	Type	1		
	1.					-		
	2.				1	-		
	3.					1		
	Totals		04					
	Average Unit Size		Sf -					
	Density	_	_Units/Acre					
V.	Gross Building Area							
	Residential Area		Sf of floor area			_# of stories		
	Common Area		Sf of floor area					
	Total GBA		Sf of floor area					
VI.	Parking Spaces by Type							
	Surface Spaces	_	# of Spaces			_Total sf		
	Attached Garages		# of Spaces			_Total sf		
	Totals/Average		# of Spaces			_Total sf		
			_Spaces/Unit					
VII.	<u>Amenities</u>							

DENSITY BONUS PROPOSED PROJECT With All Requested Incentives (See attached Worksheets)

ESTIMATED DEVELOPMENT COSTS

I.	Total Land Acquisition Costs						\$
II.	Direct Construction Costs						
	Off-site Improvements		Allowance			\$	
	On-site Improvements	\$	/Sf of Land			<u> </u>	
	Parking Costs	\$ \$ \$	/Space				
	Building Costs	\$	/Sf of GBA				
	Contractor Fees	<u> </u>	% Construction Co	osts			
	Contingency Allowance		% Other Direct Co				
	Total Direct Construction Costs		/Sf of GBA	\$	/Sf of Land		\$
III.	Indirect Costs						
	Architecture, Engineering & Consulting		% Direct Costs			\$	
	Permits & Fees		/Sf of GBA	\$	/Sf of Land		
	Taxes, Legal & Accounting		% Direct Costs	<u> </u>			
	Insurance		# of Units	\$	/Unit		
	Residential Marketing		# of Units	<u>\$</u> \$	/Unit		
	Developer Fee		% Sales Revenue				
	Contingency Allowance		% Other Indirect C				
	Total Indirect Costs						\$
IV.	Financing Costs						
IV.	Interest During Construction	¢.	Loan Amt		% Int. Rate	c	
	Financing Fees	<u>\$</u> \$	Loan Amt		Points	Φ	
	•	Φ		<u>¢</u>			
	Commissions / Closing / Warranties		# of Units	\$	/Unit		
	Total Financing Costs						\$
٧.	Total Development Costs		# of Units	\$	/Unit		\$
DE\	ELOPER PROFIT CALCULATION						
I.	Residential Sales Revenues						
	Market Rate Units by Product Type						
	1.		# of Units	\$	/Unit	\$	
	2.		# of Units	\$	/Unit		
	3.		# of Units	\$	/Unit		
	Reserved Units by Product Type						
	1.		# of Units	\$	/Unit	\$	
	2.		# of Units	\$	/Unit	*	
	3.		# of Units	\$	/Unit		
					<u> </u>		<u>_</u>
	Total Sales Revenues Average per Unit		# of Units	\$	/Unit		\$
II.	Developer Profit						
	Total Sales Revenues					\$	
	(Less) Total Development Costs					* (
	(2000) Total Botolopinoni Gooto						<u>, </u>
	Total Profit						\$
	Total Profit as a Percent of Total Sales	Reven	iues				%